

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

E-NE & 22-NW Key Sheets
1 & 2 SE 41 Pop. Sheets
NE & SE 1 J & K Topo
98 Tax Map

HARRY J. PISTEL, P.E.
DIRECTOR

July 20, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #337 (1983-1984)
Property Owner: Commodore John Sokolowski
N/WS Seneca Ave. 602' N/E from centerline
Greyhound Rd.
Acres: 20.694 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 112 (1969-1970) are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 337 (1983-1984).

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:as

Encl.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
JUL 23 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6-12-84
Item # 337
Property Owner: Commodore John Sokolowski
Location: N/WS Seneca Ave.
NE of Greyhound Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on.
- ☐ Landscaping should be provided on this site and shown on the plan.
- ☐ The property is located in a deficient service area as defined by Bill 178-79, no building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

The plan must show all existing easements with this property and show the location of existing utility easements. The plan must also show the location of the proposed building and show the location of the proposed parking area. The plan must also show the location of the proposed driveway and show the location of the proposed driveway easement. The plan must also show the location of the proposed driveway easement and show the location of the proposed driveway easement.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND JUL 23 1984

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
PAUL J. SOLOMON, Head
FROM: Environmental Planning Sec., OPZ

SUBJECT: Proposed Addition - Eastern Yacht Club, Inc.

I have completed a preliminary review of the proposed addition to this private facility relative to the requirements of the State's Chesapeake Bay Critical Area regulations. In order to complete this review, the following information is required:

1. Number of existing and proposed parking spaces.
2. Type of surface covering existing and proposed parking spaces.
3. Increase in stormwater runoff from site generated by new addition and increase in parking spaces.
4. Direction, velocity and rates of flow to suitable outfall in regard to existing and additional stormwater flows.
5. Data and analysis of impact of stormwater discharges on water quality and wildlife and plant habitats.

Your cooperation in forwarding this information to us will be greatly appreciated and will facilitate our review.

PJS:vh

cy: Eugene A. Bober, Chief
Current Planning & Development Div.

Ms. Susan Carrell, Planner
Current Planning & Development Div.

Nicholas B. Commodari, Chairman
Zoning Advisory Cttee.

Andrea Van Arsedale
Coastal Zone Planner, OPZ

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

CRITICAL AREA REVIEW

Zoning Item # 337 Zoning Advisory Committee Meeting of June 12, 1984

Property Owner: Commodore John Sokolowski

Location: NW 1/4 Seneca Ave. District 15

Stream(s) on Property Yes No
COMMENTS: Site is adjacent to Middle River.

Wetlands/Hydric Soils Yes No
COMMENTS:

Note: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS: No comment.

B.H. Byrd

At Prop. (15-2-1970)
Page 2

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Flood:

E-NE and 22 NW Key Sheets
1 and 2 SE 41 Position Sheets
SE 1 J and 1 K, NE 1 J and 1 K Topo
Tax 98

Aug 1 84
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 337, Zoning Advisory Committee Meeting of June 12, 1984

Property Owner: Commodore John Sokolowski

Location: NW 1/4 Seneca Ave. District 15

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☒ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, foot service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

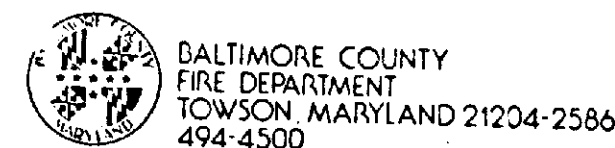
SS 20 1082 (1)

Zoning Item # 337 Zoning Advisory Committee Meeting of June 12, 1984
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 191-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 191-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: This site is owned by public water and a private septic system which is in marginal condition. Prior to construction of a building permit by this office, additional site inspections and possibly soil evaluations will be needed.
Owner has been notified of the above and should contact this office at 444-2762 ASAP prior to applying for a building permit. Please inform us when received by this office.
This office has reviewed this item regarding its location within a critical area and has no comment regarding this matter at this time.

[Signature]
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

June 18, 1984

Mr. William Harwood
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Commodore John Sokoloski

Location: NW/4 Seneca Ave. 602' N/E from c/1 Greyhound Road

Item No.: 337

Zoning Agenda: Meeting of 6/12/84

Entireties:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

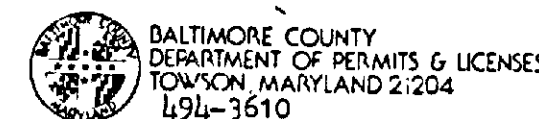
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TO: ZALESKI JR.
DIRECTOR
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

To: Nick Comandari
From: Ted Burnham

Comments on Item # 337 Zoning Advisory Committee Meeting are as follows:

Property Owner: Commodore John Sokoloski
Location: NWS Seneca Avenue
Existing Zoning: Special Hearing to approve an amendment to site plan to permit addition to present hall, etc.

Address: 20, 694
District: 15th

The items checked below are applicable:

- (A) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

- (B) Building and other miscellaneous permits shall be required before beginning construction.

- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- (E) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 1'0" of lot lines. A fireproof is required if construction is on the lot line. See Table 101, Item 2, Section 107 and Table 102.

- (F) Requests: variances conflict with the Baltimore County Building Code, Section/s

- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- (H) Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:1
FORM 01-82

July 16, 1984



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

June 25, 1984

Commodore John Sokoloski
Eastern Yacht Club
Seneca Road
Middle River, Maryland 21221

RE: Item No. 337
Petitioner - Commodore J. Sokoloski
Special Hearing Petition

Dear Mr. Sokoloski:

The enactment of the State of Maryland Critical Areas Commission Legislation (1984 Maryland Laws, Chapter 794) affects your proposed requested SPECIAL HEARING.

This law was signed by Governor Hughes on May 29, 1984. Among other provisions, it requires that all proposed variances and special exceptions within the boundaries of the "Critical Area" minimize adverse impacts on water quality, fish, wildlife, plant habitat which may be adversely affected by the proposed development must be identified and protected.

Your proposed construction is located within the boundaries of the critical area. Any development to be located that has filed an application with Baltimore County after March 1, 1984 or completed its application after June 1, 1984, is subject to the law. Therefore, Baltimore County is required to find that your development is environmentally sensitive and that it will minimize damage to water quality, wildlife and sensitive habitats. The results of the County's finding may determine the decision which will be reached by the Zoning Commissioner on your petition.

In order for you and Baltimore County to comply with State law, you must provide detailed information sufficient to allow the County to review the environmental effects of your development. This information is in addition to that which has already been provided. A list of the needed data is attached. Staff members of this office will be available for consultation before you undertake any research. You may contact Eugene Bober if you have any questions (494-3335).

Sincerely yours,

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/sf

Attachment

cc: Mr. Jonathan E. Moxley
6215 Haddon Avenue
Baltimore, Md. 21212

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: September 10, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Commodore John Sokoloski
SUBJECT: No. 85-73-SPH

In view of the comments concerning the State's Chesapeake Bay Critical Area regulations (see memorandum from Paul J. Solomon to Arnold Jablon dated July 18, 1984), this office cannot offer final comments on the subject petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 21, 1985

Commodore John Sokoloski
Eastern Yacht Club
Seneca Road
Middle River, Maryland 21221

RE: Petition for Special Hearing
NW/4 of Seneca Avenue,
602' NE of Greyhound Road
Eastern Yacht Club, Inc. - Petitioner
15th Election District
Case No. 85-73-SPH

Dear Mr. Sokoloski:

Please be advised that an appeal has been filed by the People's Counsel, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

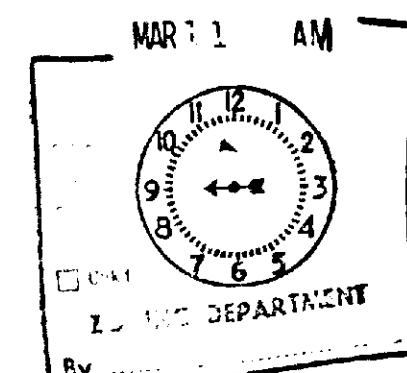
[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:bac

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NWS Seneca Ave. 602' NE of : OF BALTIMORE COUNTY
Greyhound Rd., 15th District :
EASTERN YACHT CLUB, INC., : Case No. 85-73-SPH
Petitioner

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of February 13, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.



I HEREBY CERTIFY that on this 11th day of March, 1985, a copy of the foregoing Notice of Appeal was mailed to Commodore John Sokoloski, Eastern Yacht Club, Seneca Road, Middle River, MD 21221, Petitioner.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

March 29, 1985

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux	- 85-170-SPH (Item 116)
Elizabeth R. Baird, et al	- 85-45-XSPH (Item 346)
Vincent Bertucci, et ux	- 85-183-A (Item 132)
Chesapeake Fed. S & L	- 85-187-A (Item 131)
Mary M. Clark	- 84-311-A (Item 249)
David L. Cole, et ux	- 85-2-XA (Item 290)
Eastern Yacht Club, Inc.	- 85-73-SPH (Item 337)
Hausner Family Ltd. Ptnr.	- 85-83-SPH (Item 127)
Johnson, Robert W., III	- 85-185-X (Item 124)
Kubic, Melvin	- 85-208-XSPH (Item 154)
McManus-Torillo Assoc., Inc.	- 85-189-X (Item 127)
The Rock Rental Co.	- 85-186-XA (Item 115)
Joseph H. Rosendale, et ux	- 85-157-XA (Item 102)
Louis E. Tarasco, et ux	- 85-232-X (Item 146)
Towson Presbyterian Church	- 85-176-SPH (Item 93)

As a result of the decision in Carol Dome, et al - 85-106-SPH (Item 116) it is clear that the Zoning Commissioner has no standing and his appearance should be struck. Please consider this letter as a Motion to Strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/motion for each file.

Very truly yours,

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

cc: Norman E. Gerber
Arnold Jablon, Esquire
Malcolm F. Spicer, Jr., Esquire
Douglas F. Sachse, Esquire

PMZ:sh

IN RE: PETITION FOR
Special Hearing
NW/4 of Seneca Avenue,
602' NE of Greyhound Road
15th Election District
Eastern Yacht Club, Inc.
Petitioner
* * * * *

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 85-73-SPH
* * * * *

Entry of Appearance

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

Malcolm F. Spicer, Jr.
Malcolm F. Spicer, Jr.
Baltimore County Attorney
Old Court House
Towson, Maryland 21204
496-4420

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney

Certificate of Mailing

IT IS HEREBY CERTIFIED that on this 21st day of March, 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestant(s) in the above captioned matter.

Douglas T. Sachse
Douglas T. Sachse
Assistant County Attorney



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
July 1, 1985

Phyllis Cole Friedman
People's Counsel for Baltimore County
Room 223 Courthouse
Towson, MD 21204

Re: Case No. 85-73-SPH
Eastern Yacht Club, Inc.

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Commodore John Sokoloski
Arthur Myers
Thomas J. Bollinger, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

PETITION FOR SPECIAL HEARING
15th Election District

ZONING: Petition for Special Hearing
LOCATION: Northwest side Seneca Ave., 602' Northeast of Greyhound Road
DATE & TIME: Monday, September 17, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 70-140-X to permit the construction of an addition to the present hall and to consider said addition similar to an addition to an existing community building or other structure devoted to civic, social, recreational, fraternal or educational activity and therefore exempt from the residential transition requirements

Being the property of Eastern Yacht Club, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PROPERTY DESCRIPTION
EASTERN YACHT CLUB
MIDDLE RIVER
ESSEX MD, 21222

Taken from deed dated January 4, 1972

Beginning for the first at a pipe now set at the corner formed by the intersection of the northwest side of Seneca Avenue and the northeast side of Patapsco Avenue, said place of beginning being at the beginning of the 1st parcel of land which by deed dated May 1, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3522, folio 118 was conveyed by Vernon G. Mullen and wife to Paul Goeller and wife, thence leaving said place of beginning, and running and binding on the 1st line of the courses of this description to the meridian of said deed, (1) North 69 degrees 05 minutes 00 seconds - East 1104.00 feet to a pipe now set near the mean low water line of Middle River, thence running and binding near the 5th line of the 1st parcel of said deed, the four following courses and distances respectively: (2) South 54 degrees 43 minutes 00 seconds - East 311.55 feet (3) South 05 degrees 30 minutes 00 seconds - East 120.00 feet (4) South 27 degrees 30 minutes 00 seconds - East 180.00 feet thence leaving the waters of Middle River and running and binding on the 6th degrees 30 minutes 00 seconds - West 235.00 feet to a pipe now set through the 9th lines of said 1st parcel of said deed, as now surveyed, South 31 degrees 30 minutes 00 seconds - West 350.50 feet to a pipe now set, (6) South 38 degrees 30 minutes 00 seconds - West 273.00 feet to a pipe now set, (7) North 60 degrees 00 minutes 00 seconds - West 531.50 feet to a pipe now set on the southeast side of Beach Avenue, 40 feet wide, thence running and binding thereon and also on the 10th line of the 1st parcel of said deed, (10) North 30 degrees 00 minutes 00 seconds - East 30 feet wide, thence running and binding thereon and also on the 11th or last line of said parcel of the aforementioned deed, (11) North 45 degrees 00 minutes 00 seconds - West 597.45 feet to the place of beginning, containing 20.694 acres of land, more or less.

IN THE MATTER OF THE APPLICATION OF EASTERN YACHT CLUB, INC. FOR SPECIAL HEARING FOR AMENDMENT TO SITE PLAN NW/4 SENECA AVENUE 602' NE OF GREYHOUND ROAD 15th DISTRICT

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 85-73-SPH

OPINION

This case comes before the Board on appeal from a decision of the Zoning Commissioner granting the requested special hearing.

This case was set for hearing at 10 a.m. on Thursday, July 25, 1985, and the Board will note that at 10:25 a.m. no representative of the Petitioner had appeared. The Deputy People's Counsel stated on the record that he had contacted a representative of the Eastern Yacht Club, Arthur Myers, who stated that the Yacht Club was not in a position to continue this project since all of the Club's funds are tied up in the Old Court Savings and Loan proceedings. Mr. Myers further stated that Baltimore County had advised the Club that since no public sewerage was available to the property, a building permit for the proposed addition could not be granted.

In view of these developments, People's Counsel made a Motion to dismiss the petition and the Board granted this Motion.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 31st day of July, 1985, by the County Board of Appeals, ORDERED that People's Counsel's

EASTERN YACHT CLUB, INC. - #85-73-SPH

Motion to Dismiss the petition is hereby GRANTED without prejudice, and it is

FURTHER ORDERED that the Petitioner will be allowed thirty (30) days to produce evidence to convince the Board to reconsider this dismissal.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

LeRoy B. Spurr
LeRoy B. Spurr

IN RE: PETITION SPECIAL HEARING
NW/4 of Seneca Avenue, 602'
NE of Greyhound Road - 15th
Election District
Eastern Yacht Club, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-73-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend the site plan approved in Case No. 70-140-X to permit the construction of an addition to the present community building, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by Commodore John Sokoloski, appeared and testified. Arthur Myers, past Commodore, and Jonathan Mexley, a registered architect, appeared and testified on behalf of the Petitioner. There were no Protestants.

The Petitioner, a private yacht club marina, received its special exception in 1970. The club provides social and recreational uses for members only. No boats are stored on the property and no repairs are allowed pursuant to the restrictions set forth in the decision granting the use. As a part of the special exception, the Petitioner was granted permission to construct a 49' x 71' building which included a kitchen, bar, toilet facilities, two meeting rooms, storage area, offices, and small hall limited to 110 people. Since it began operating the Petitioner has found it necessary to hold its social and recreational affairs off site in order to serve its membership and guests. The club began with about 120 members in 1970 and has about 126 members now. The Petitioner wishes to hold its affairs on site, and proposes a 49' x 80' addition to the main building to accommodate in excess of 200 people. The club now permits the Coast Guard Auxiliary and the Dundalk Power Squadron, which teach water and boat safety, to use its facilities and would continue to do so.

The property is zoned B.L. and D.R.5.5 with the building and proposed addition being located in the B.L. Zone. Parking for the existing uses and the proposed addition is in the D.R.5.5 Zone. There are residential homes within 300 feet of the parking area in a D.R.5.5 Zone.

At issue, therefore, is whether the proposed addition and parking area would be exempt from the residential transition area (RTA) requirements. Also at issue is whether the State's Chesapeake Bay Critical Area regulations would be adversely affected by the proposed changes.

The existing marina, including the community building, was granted a special exception in 1970. The parking lot would be expanded to complement the proposed addition; without the addition, there would be no need for additional parking. The zoning laws exempt an addition to an existing community building or other structure devoted to civic, social, recreational, fraternal, or educational activity, including parking areas and driveways, from the RTA requirements. Section 1801.1.B.1.c.9, Baltimore County Zoning Regulations (BCZR). Although an RTA is not created or projected from a dwelling or lot that is situated in any other zone than a D.R., the community building and parking lot must be treated as one for the purpose of establishing any exemption. Inasmuch as the parking lot is not an independent entity but accessory to the proposed addition, it should be treated as adjunct to and part of that addition.

Due to its inclusion as part of the community building located in a B.L. Zone the parking lot, although located in a D.R. zone, either should not be considered as creating an RTA or should be ruled exempt pursuant to Section 1801.1.B.1.c.9. It is obvious that the present use of the building and the proposed use meet the intent of the BCZR and is and will continue to be a community building or other structure devoted to civic, social, recreational, fraternal, or educational activity.

The Office of Planning and Zoning has determined that there should be three detention basins provided to capture the first inch of run-off from the impervious areas of the site in order to comply with the water quality requirements of the Chesapeake Bay Critical Area legislation. These basins must meet the requirements of that legislation, subject to the conditions delineated below. 1. It is also their recommendation that the crusher run surface proposed for the parking area would be more desirable than a paved surface from a water quality standpoint.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of February, 1985, that the amendment to the site plan filed in Case No. 70-140-X to permit the construction of an addition to the present community building and exempt that addition and accessory parking area from the RTA requirements is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The parking area surface may be crusher run subject to utilization of one or a combination of the following methods in order to control airborne particulate (ABP):
 - The use of water on the entire surface of the parking area not less than twice daily at 10:00 a.m. and prior to 4:00 p.m. on all days other than during inclement weather.
 - The use of water on the entire surface of the parking area on an as needed basis should item (a) prove to be inadequate in the control of ABP.
 - The use of approved chemicals to include calcium chloride and others (with the exception of oil) for dust control on the entire surface of the parking area as required. Chemical applications must be replenished immediately following moderate to heavy rains.

- 3 -

ORDER RECEIVED FOR FILING

DATE February 13, 1985

BY John P. Jablo

ADMINISTRATIVE ASSISTANT

AJ/crl

cc: Commodore John Sokoloski
People's Counsel

- The use of oil on the entire surface of the parking area appropriately applied as prescribed by the Department of Natural Resources for the control of dust and ABP. The use of oil is not to be less than once quarterly and not to be a nuisance to the public or a hazard on the roadway.
 - The use of new crusher run as the existing surface becomes pulverized due to heavy traffic causing ABP.
 - The use of an approved paving other than crusher run, as prescribed by the Baltimore County Code for new and existing parking areas, should the control measures as prescribed above become ineffectual within a 180-day trial period as deemed by the Division of Air Pollution Control.
- The recommendations of the Office of Planning and Zoning shall be incorporated in and made a part of this Order as follows:
 - The detention basins described therein shall satisfy the technical specifications of the Department of Public Works. If feasible, they shall provide for infiltration.
 - Any outfall from these basins shall be designed to minimize the impact on water quality by encouraging infiltration, reducing velocities, and using spreaders or any other devices determined necessary and workable by the Department of Public Works.

John P. Jablo
Zoning Commissioner of
Baltimore County

Commodore John Sokoloski
Eastern Yacht Club
Seneca Road
Baltimore, Maryland 21221

December 19, 1984

Re: Case No. 85-73-SPH
Eastern Yacht Club, Inc.,
Petitioner

Dear Mr. Sokoloski:

I have just received the comments from the Office of Planning relative to the Chesapeake Bay Critical Area Requirements (attached). After examining the document, if you advise that the comments made are satisfactory, a decision will be rendered immediately; however, if they are unsatisfactory, a hearing will be scheduled for additional testimony and evidence.

Sincerely,

Arnold Jablo
Zoning Commissioner

AJ/crl

Attachment

cc: Mr. Norman E. Gerber

Mr. Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLO
TO: Zoning Commissioner

Date: December 11, 1984

NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning

Proposed Addition - Eastern Yacht Club, Inc.,
SUBJECT: Chesapeake Bay Critical Area Requirements

The Eastern Yacht Club, Inc. is proposing to expand their existing clubhouse with a 49 X 80 foot addition. Also, the existing 106 capacity parking lots will be expanded to 226 spaces. The present parking areas consist of crusher run. Crusher run is being proposed for the expanded parking areas and would be more desirable than a paved surface from a water quality basis.

In order to comply with the requirements of the Chesapeake Bay Critical Area legislation in regard to water quality, three (3) detention basins are being proposed to capture the first inch of runoff from the impervious areas of the site.

In general, the Office of Planning and Zoning concurs with the concept of detaining the first inch of runoff as a means of water quality protection. These basins will meet the requirements of the Critical Area legislation if the following conditions are satisfied as determined by the Baltimore County Department of Public Works.

- The basins satisfy the technical specifications of the Department of Public Works.
- If feasible, they provide for infiltration.
- Any outfall from these basins is designed to minimize water quality impacts by encouraging infiltration, reducing velocities, use of spreaders or any other devices determined necessary and workable by the Department of Public Works.

NEG:PJS:vh

Norman E. Gerber
Norman E. Gerber
Director of Planning
and Zoning

cy: Robert W. Marriott, Jr.
Deputy Director of Planning

J. Moxley, Architect
6215 Haddon Ave., Baltimore 21212

Eugene A. Bober, Chief
Current Planning &
Development Division

Colin K. Thacker
Department of Health

Thomas L. Vidmar
Engineering Bureau

Andrea Van Arsdale
Coastal Zone Planner, OPZ

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLO
ZONING COMMISSIONER

September 11, 1984

Eastern Yacht Club
c/o Commodore John Sokoloski
Seneca Road
Middle River, Maryland 21221

Re: Petition for Special Hearing
NW/3 Seneca Ave., 602' NE of Greyhound Rd.
Eastern Yacht Club, Inc. - Petitioner
Case No. 85-73-SPH

Dear Sir:

This is to advise you that \$57.46 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablo
LDJABLO
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133291

DATE 9-17-84 ACCOUNT R-01-615-027

AMOUNT 57.46

RECEIVED John Sokoloski

FROM Arnold Jablo Case 85-73-SPH

0 111-*****574618 8184F

VALIDATION OF SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 30, 1984.

THE JEFFERSONIAN,

JB Kentz
Publisher

Cost of Advertising 26.00

PETITION FOR SPECIAL HEARING
14th Election District
Seneca Ave., 602' NE of Greyhound Rd.
DATE & TIME: Monday, September 17, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing under Section 607.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan in Case No. 85-73-SPH to permit the construction of an addition to the present hall and to construct an addition to the existing community building of other structure devoted to civic, social, recreational, educational or institutional activity and therefore exempt from the residential transition requirements. Being the property of Eastern Yacht Club, Inc., as shown on plat plan filed with the Zoning Department. In the event that the Petition is granted, a building permit may be issued, without the usual written request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLO,
Zoning Commissioner
of Baltimore County
Aug. 30.

Petition for Special Hearing
14th Election District
ZONING: Petition for Special Hearing
LOCATION: Northwest side Seneca Ave., 602' Northeast of Greyhound Rd.
DATE & TIME: Monday, September 17, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County will hold a public hearing under Section 607.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 70-140-X to permit the construction of an addition to the present hall and to consider said addition similar to an addition to an existing community building or other structure devoted to civic, social, recreational, fraternal or educational activity and therefore exempt from the residential transition requirements. Being the property of Eastern Yacht Club, Inc., as shown on plat plan filed with the Zoning Department. In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, retain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablo
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., Aug 30, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 30th day of Aug, 1984.
Ed D. Wigg Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 9/20/85
Posted for: Appeal
Petitioner: Eastern Yacht Club, Inc.
Location of property: NW/3 Seneca Ave., 602' NE of Greyhound Rd.
Location of Sign: At entrance of R/W leading to Yacht Club on property of Petitioner
Remarks: Matthew
Posted by: Matthew Date of return: 11/5/85
Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 9/6/84
Posted for: Petition for Special Hearing
Petitioner: Eastern Yacht Club, Inc.
Location of property: NW/3 Seneca Ave., 602' NE of Greyhound Rd.
Location of Sign: at entrance to property January Avenue Ave.
Remarks: Blair J. Adams
Posted by: Blair J. Adams Date of return: 9/7/84
Number of Signs: 1

August 11, 1984

Eastern Yacht Club, Inc.
c/o Commodore John Sokoloski
Seneca Road
Middle River, Maryland 21221

NOTICE OF HEARING

Re: Petition for Special Hearing
NW/3 Seneca Ave., 602' NE of Grayhound Rd.
Eastern Yacht Club, Inc. - Petitioner
Case No. 85-73-SPH

TIME: 1:30 P.M.

DATE: Monday, September 17, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

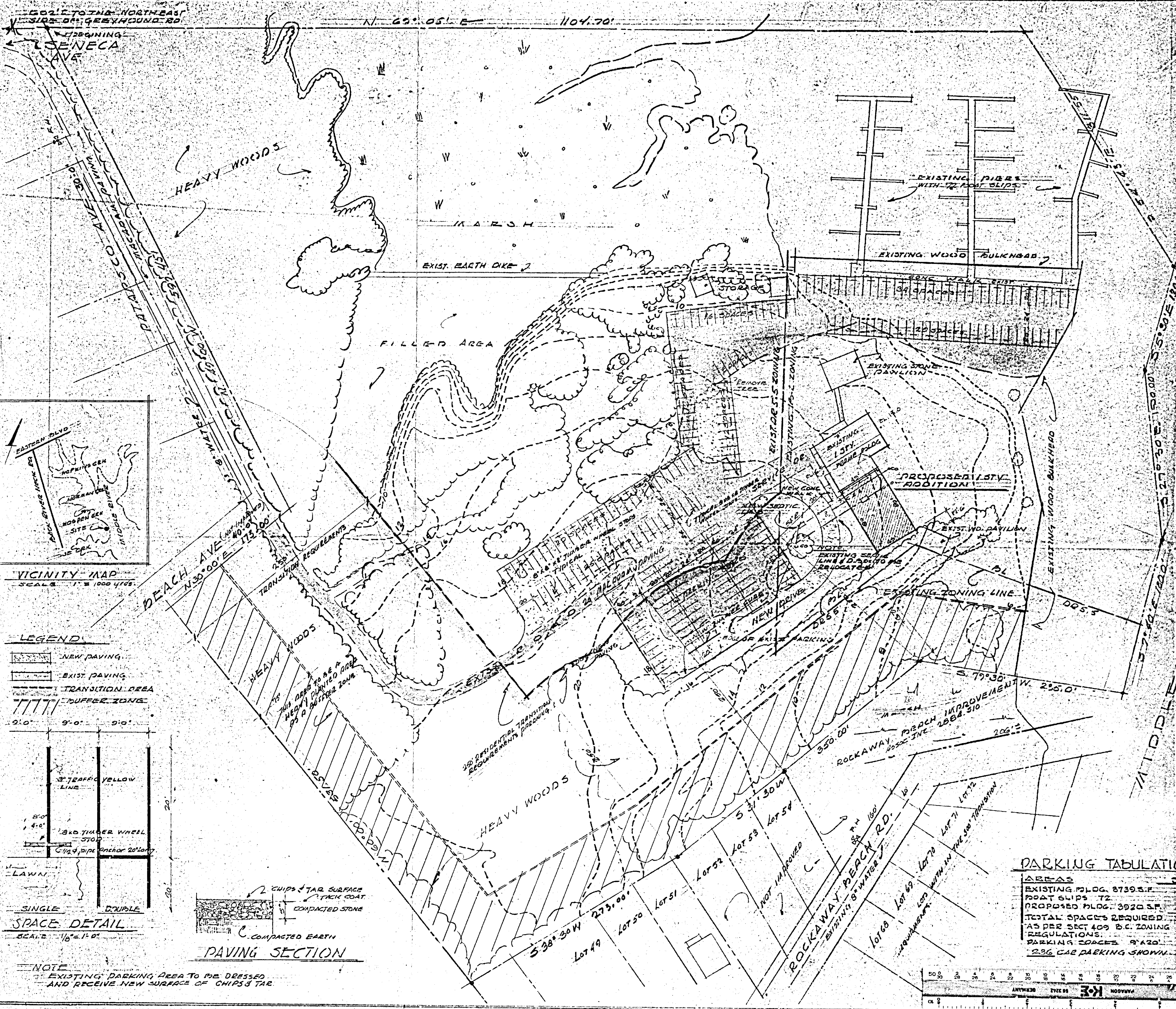
No. 130578

DATE 5/31/84 ACCOUNT P-01-615-2002
AMOUNT \$100.00 (100.00)

RECEIVED FROM: Jonathan Mayley
FOR: flag fee for item # 338
Special Hearing &
(Cash)

6 048*****1006010 8314A

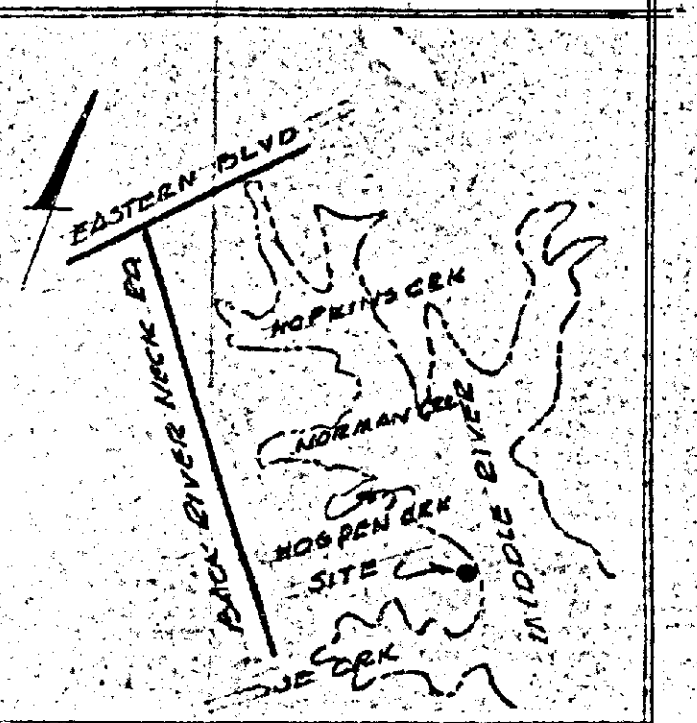
VALIDATION OR SIGNATURE OF CASHIER



- NOTES**
- SPECIAL EXCEPTION AS PER CASE #70-240X-1969.
 - STORAGE OF BOATS ON DRYLAND IS PROHIBITED.
 - THE CONSTRUCTION AND OPERATION OF GAS LAMP AND BOAT LIFTS IS PROHIBITED.
 - MAJOR BOATING REPAIRS ARE PROHIBITED.
 - WITH THE EXCEPTION THAT MUSIC WOULD BE PERMITTED OVER LOUD SPEAKERS ON THE TWO ANNUAL OCCASIONS OF THE YACHT CLUB, NAMELY THEIR FLAG RAISING CEREMONY DAY AND THE ANNUAL LUNCHEON.
 - THE SITE PLAN IS SUBJECT TO APPROVAL BY THE BUREAU OF PUBLIC SERVICE, THE OFFICE OF PLANNING AND ZONING.
 - A PLAN ON THE USE OF AIR OR GULL NOISES BY THE CLUB MEMBERS AND OPERATION OF BOATS WITHOUT MUFFLERS FROM 11:00 P.M. TO 5:00 A.M. IN ADDITION, SHIP TO SHIP RADIOS WOULD ONLY OPERATE WHEN NECESSARY AND WITH THE VOLUME TURNED DOWN AS LOW AS POSSIBLE. SPOT LIGHTS NOT TO BE DIRECTED TOWARDS THE SUNCLIFF AND O'CONNOR PROPERTIES.
 - SEPTIC SYSTEM AS DESIGNED AND APPROVED BY THE HEALTH DEPARTMENT ACCORDING TO PLANS ALREADY SUBMITTED.
 - DREDGING SHALL BE PLANNED DURING THE PERIOD FROM MAY 30 TO SEPTEMBER 1.
 - ALL DREDGED MATERIAL TO BE DISPOSED OF IN CONFORMITY WITH THE RULING OF THE STATE BOARD OF WATER RESOURCES AND THE CORPS OF ENGINEERS.
 - BULKHEADS AND/OR JETTIES SHALL BE CONSTRUCTED BY THE EASTERN YACHT CLUB IN CONFORMANCE WITH THE REQUIREMENTS OF THE BOARD OF WATER RESOURCES AND THE CORPS OF ENGINEERS FOR ADEQUATE CHANNEL AND SHORELINE PROTECTION.
 - THE CHANNEL TO BE DREDGED BY THE EASTERN YACHT CLUB SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF THE BOUNDARY LINES BETWEEN THE LAWRENCE A. SINGULAR PROPERTY

PROPOSED SCOPE OF WORK

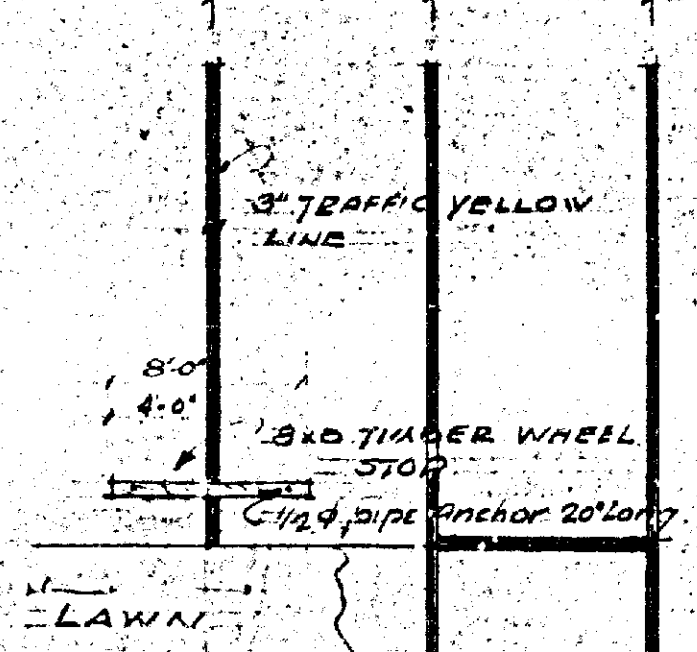
CONSTRUCT A 45' X 80' ONE-LEVEL FRAME ADDITION UP DATE THE PARKING REQUIREMENTS AS PER SECTION 409 OF BALTIMORE COUNTY ZONING REGULATIONS.



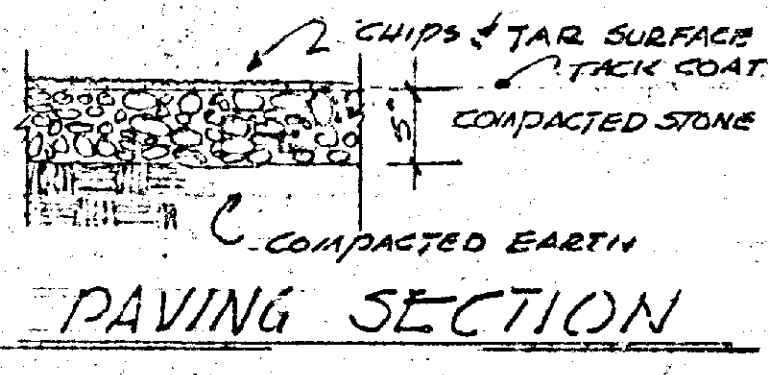
VICINITY MAP
SCALE 1" = 1000 FT.

LEGEND

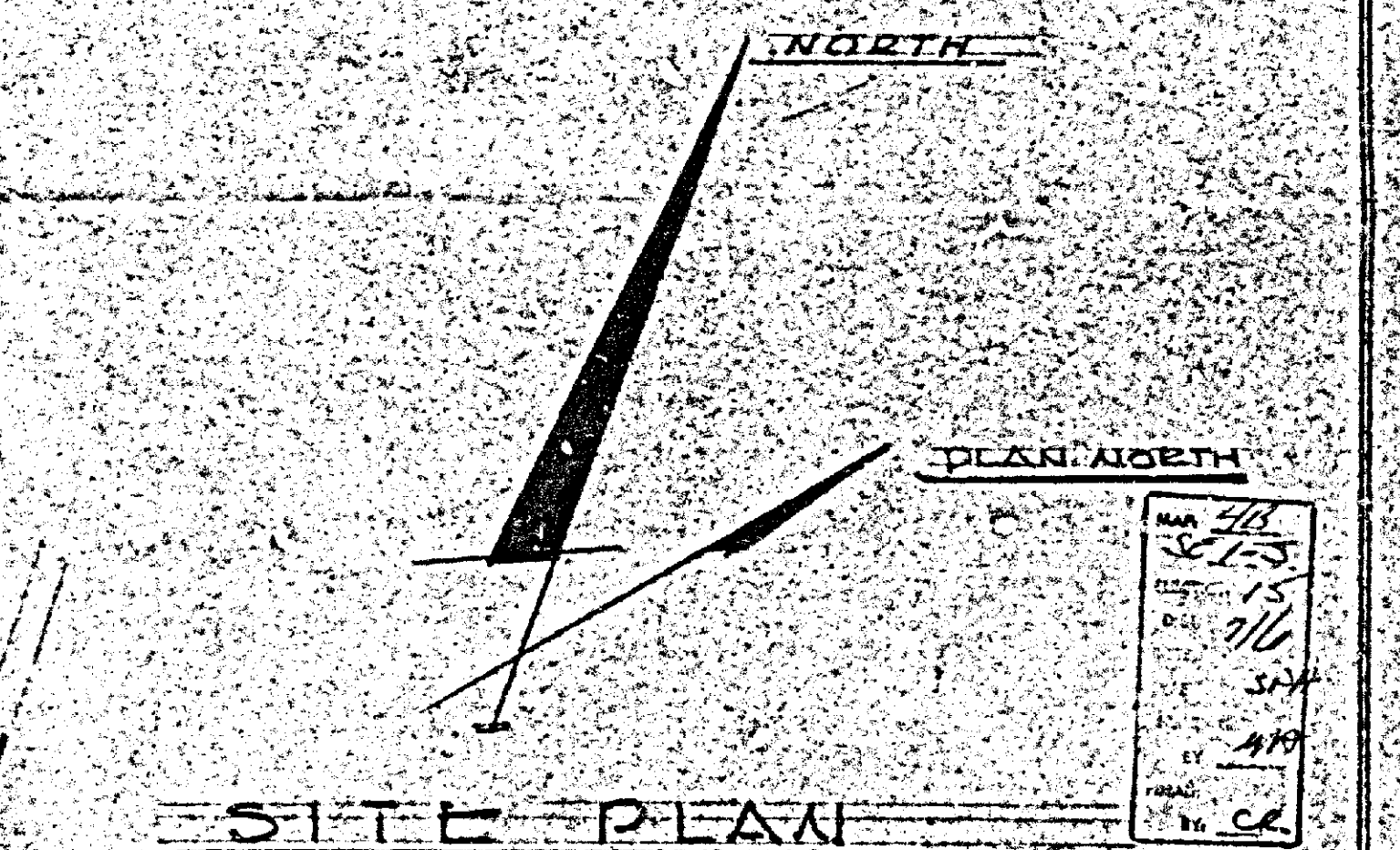
- NEW PAVING
- EXIST. PAVING
- TRANSITION AREA
- DUFFER ZONE



SPACE DETAIL
SCALE 1/8" = 1'-0"



PAVING SECTION



SITE PLAN
SCALE 1" = 50'-0"

NOTE

- PROPERTY OUTLINES AND TOPOGRAPHY INFORMATION TAKEN FROM PLAT DATE DEC. 28, 1971 PREPARED BY EVANS, HARRIS, ASSOC.
- PROPERTY ZONED P.D. DE. 5.5
- 15th ELECTION DISTRICT
- CONTAINS 20.7 ACRES, MORE OR LESS.

PARKING TABULATIONS

AREAS	SPACES
EXISTING PLOG. 8739 S.F.	75
BOAT SLIPS 72	72
PROPOSED PLOG. 3920 S.F.	75
TOTAL SPACES REQUIRED	226
AS PER SECT 409 B.C. ZONING REGULATIONS	
PARKING SPACES 9' X 20'	
236 CAR PARKING SHOWN	

PROPOSED ADDITION
EASTERN YACHT CLUB INC.
SENECA ROAD ESSEX MD 21222

JONATHAN T. MOSELEY
ARCHITECT
415 MADISON AVE. BALTO. MD.

DATE APRIL 1984
SCALE NOTED
REVISED APRIL 26, 1984

